

Brookings County

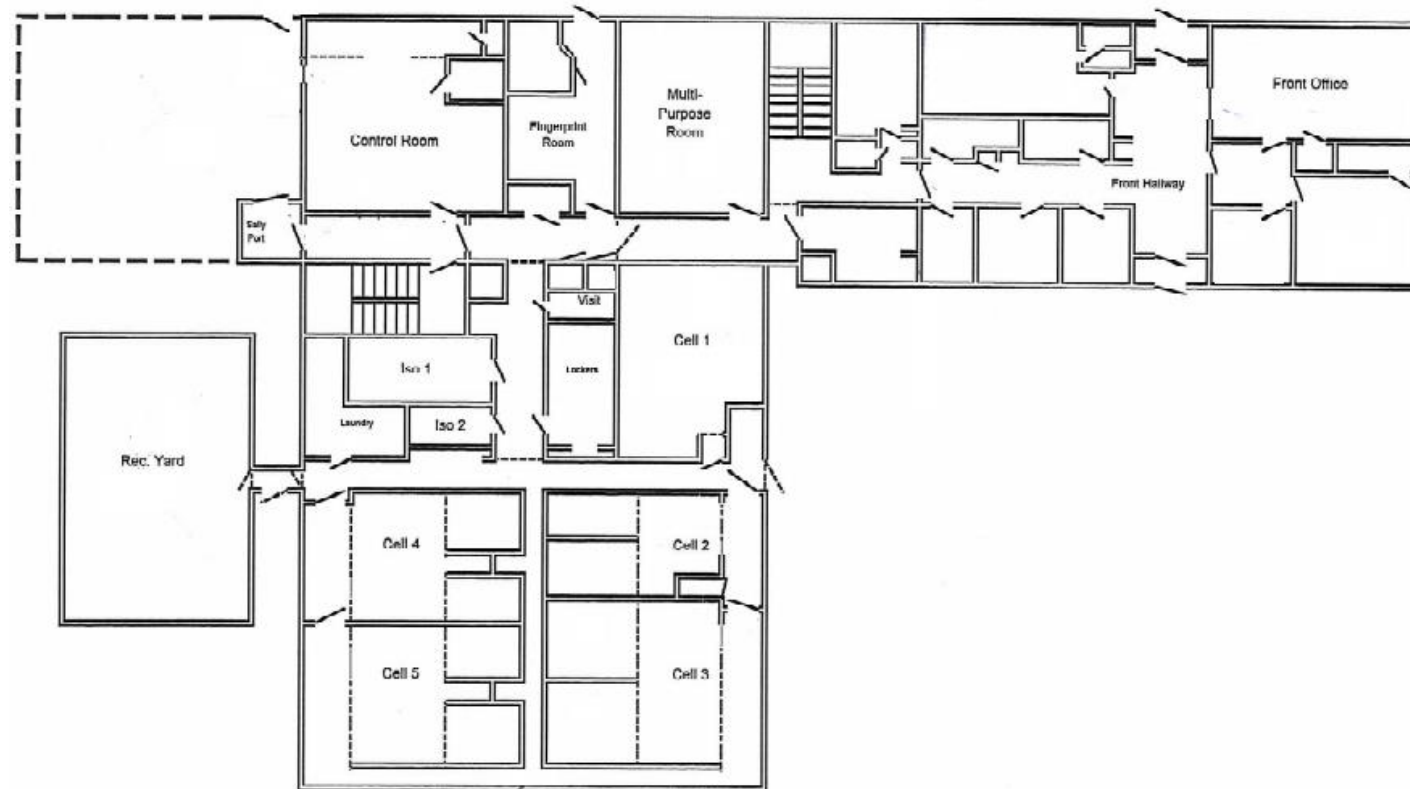
Detention Center Study

February 7, 2017



BROOKING COUNTY JAIL SUMMARY

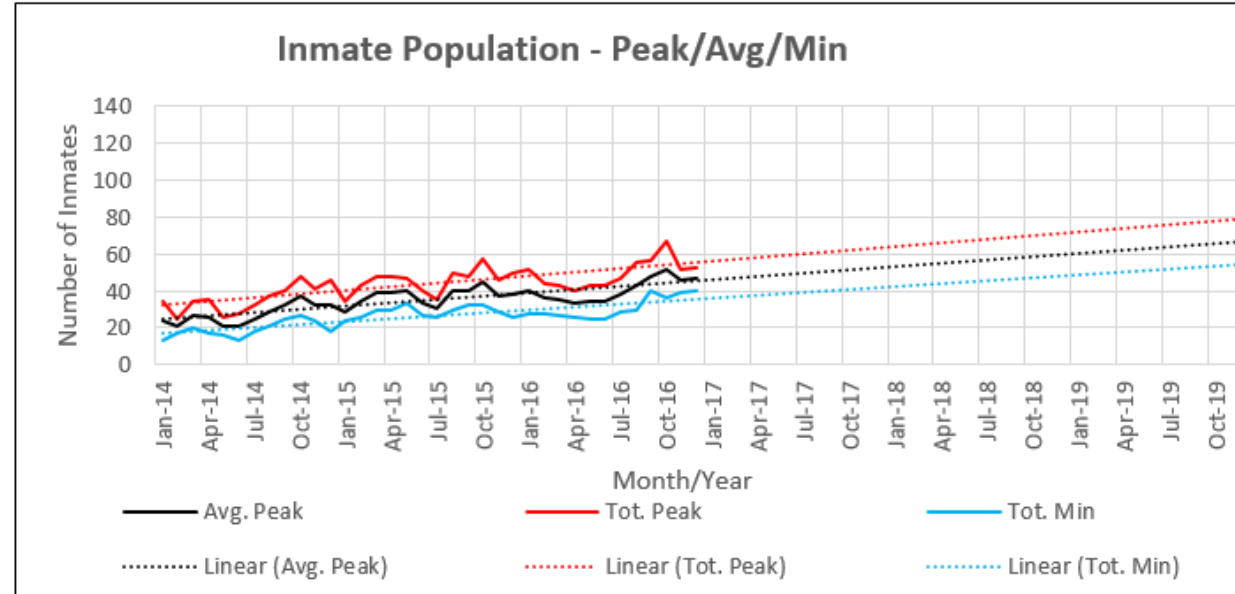
Main Floor



- JAIL WAS BUILT IN 1975 TO HOUSE A MAXIMUM OF 30 INMATES
- REMODELED IN 2000 TO INCREASE MAXIMUM CAPACITY TO 54 INMATES

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INMATE TRENDS



Total Peak, Average Peak, and Minimum number of inmates in a given month. (2014 – 2020)

INMATE CHANGES

- 1980'S TO 2014 MAJORITY OF INMATES BEING HELD ON MISDEMEANOR CHARGES
- 2014 TO CURRENT DRASTIC INCREASE IN OF INMATES BEING HELD ON FELONY CHARGES

CHANGES IN LAWS & PROGRAMS

- INCREASED DRUG OFFENCES INCREASED INMATES BEING HELD
- IN 2007 THE COUNTY IMPLEMENTED 24/7 SOBRIETY PROGRAM AND IN 2016 A GPS MONITORING TO REDUCE BED NEED
- IN 2014 SOUTH DAKOTA IMPLEMENTED A RESTRUCTURING OF FELONY SENTENCES WITH NON-VIOLENT FELONY SENTENCES BEING SENTENCED TO COUNTY JAILS UNLESS THERE ARE EXTENUATING CIRCUMSTANCES TO SEND TO STATE PENITENTIARIES. THIS RESTRUCTURE ALSO PLACED OFFENDERS IN TO COUNTY JAILS FOR PAROLE AND PROBATION SANCTIONS FOR VIOLATIONS. THIS, ALONG WITH AN INCREASE OF FELONY CRIMES INCREASED INMATE POPULATION BY 13.5 INMATES PER DAY FROM 2013 TO 2014, OR 23 TO 36.5 PER DAY

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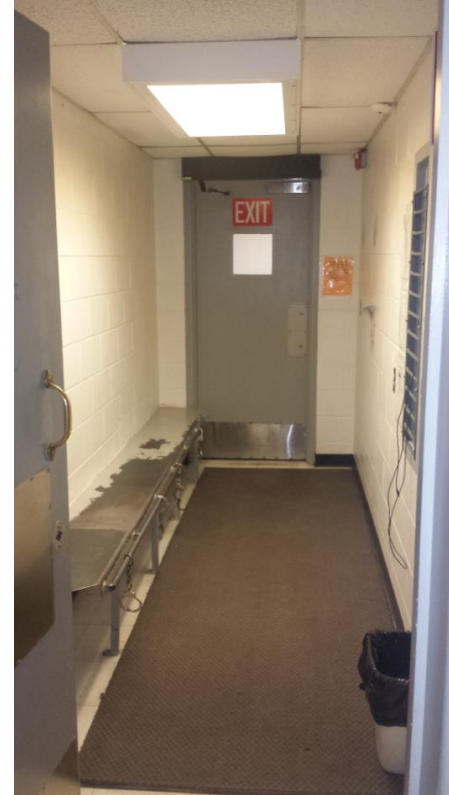
INMATE TRENDS

JAIL BED CAPACITY

- MAXIMUM HOLDING CAPACITY OF THE JAIL IS 30 BEDS IN HARD CELLS AND 24 BEDS IN MALE DORM WORK RELEASE
- BASED ON ACA STANDARDS THE JAIL WOULD MEET SPACE REQUIREMENTS FOR 15 OCCUPANTS IN HARD CELLS
- UNOCCUPIED CELLS ARE NEEDED FOR OPERATIONAL AND CLASSIFICATION
- AVERAGE DAILY INMATE POPULATION IN 2016 WAS 40
- IN 2020 THE AVERAGE DAILY INMATE POPULATION IS PROJECTED TO BE BETWEEN 60 TO 80

JAIL BUILDING AREA ISSUES

- LINEAR STYLE LAYOUT WITH POOR SIGHT LINES FOR OBSERVATION
- CELL SIZES DO NOT COMPLY WITH CURRENT AMERICAN CORRECTIONAL ASSOCIATION (ACA) STANDARDS
- LACK OF NEEDED HARD CELLS
- MINIMAL USE FOR WORK RELEASE DORM SPACE BASED ON OFFENDER CHARGES
- NO KITCHEN
- LACKING OF PROPER SPACE FOR BOOKING & INTAKE
- PROGRAMS
- MEDICAL AREA
- LAUNDRY
- MEETING / INTERVIEW SPACE FOR ATTORNEYS, CLERGY AND MENTAL HEALTH WORKERS

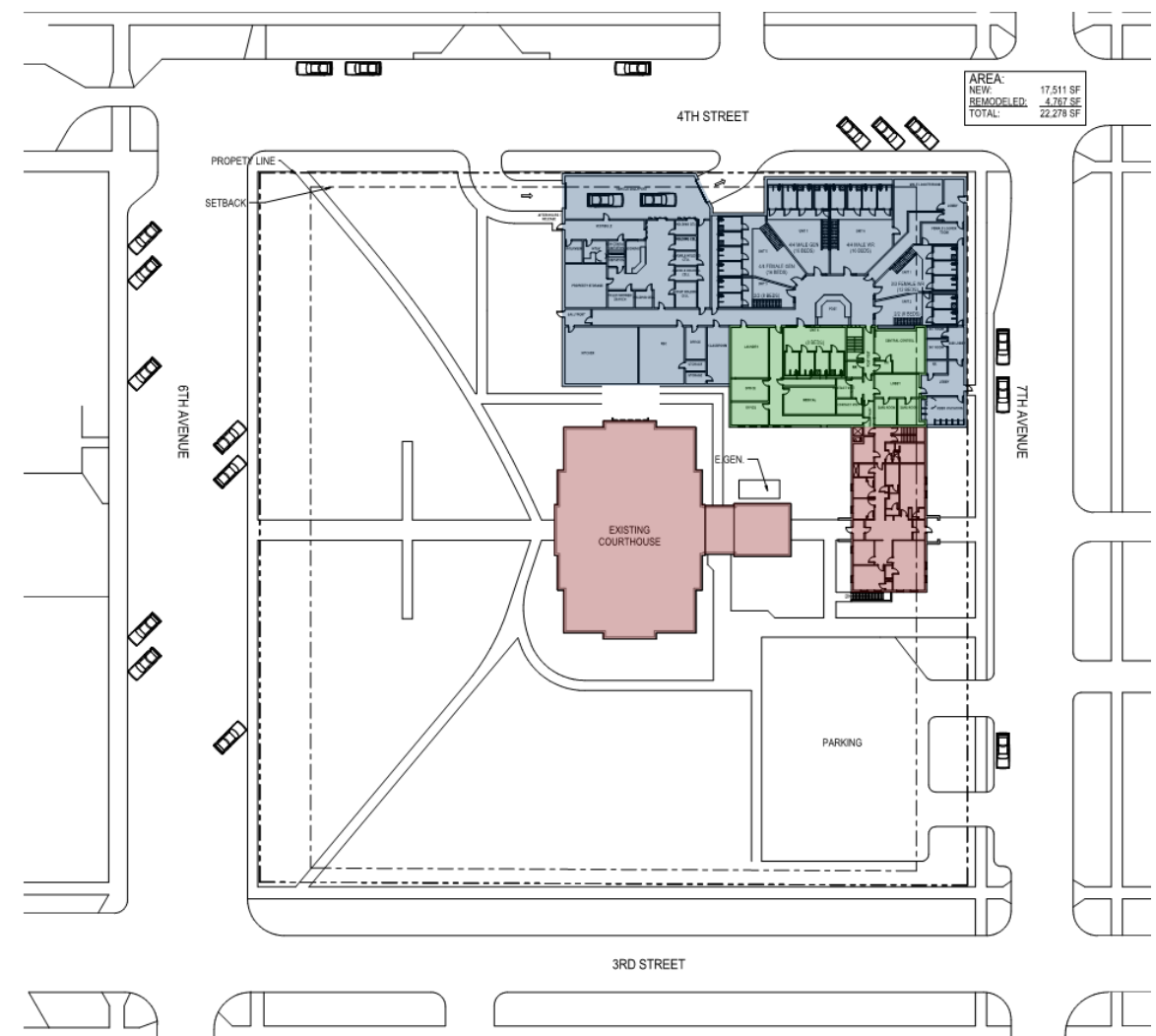


Brookings County Detention Center Study

02/07/2017 Project #: 2137.01

BKV
GROUP

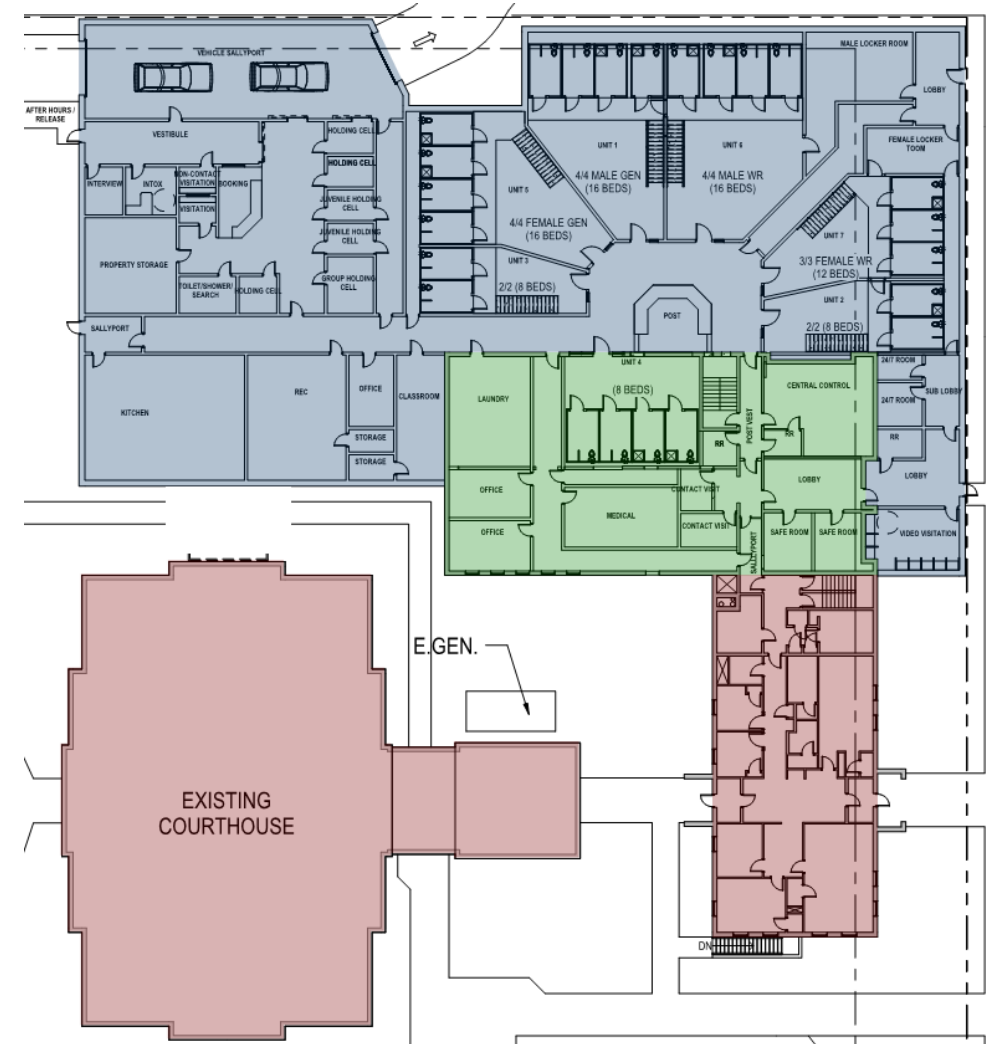
RECOMMENDED PLAN OPTION



OVERALL SITE PLAN

Brookings County Detention Center Study

RECOMMENDED PLAN OPTION



FLOOR PLAN

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CONCEPT MASSING ANALYSIS



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CONCEPT MASSING ANALYSIS



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ESTIMATED PROJECT COST

Recommended Concept Plan

	Area	Estimated Total
New Jail Building	17,511	\$6,128,850
Remodeled Jail Area	4,767	\$953,400
	Sub Total	\$7,082,250
Emergency Generator		\$250,000
Site Development Cost		\$350,000
	Sub Total	\$7,682,250
	10% Design & Construction Contingency	\$768,225
Total Estimated Construction Cost in 2017		\$8,450,475
Estimated Construction Inflation to Construct in 2018		\$422,524
Total Estimated Construction Cost in 2018		\$8,872,999
Estimate Phasing Impact		\$160,000
Total Estimated Construction Cost		\$9,032,999
Estimate Soft Cost		\$1,806,600
Total Estimated Project Cost		\$10,839,599
Less Current Cash Reserves		\$3,500,000
Project Bond Amount		\$7,339,599

Soft Cost Estimated at 20% of Construction Cost, which can include:

Architectural & Engineering Fees
 Construction Management Predesign Fees
 Plan Review Fees
 Bid Document Printing
 Bid Advertising
 FF&E (Furniture, Fixtures & Equipment)
 Kitchen / Breakroom Equipment
 Low Voltage Cabling & Devices
 Sewer and Water Connection Fees
 Power Company Connection Charges
 Geotechnical Soil Borings
 Site Survey
 Special Construction Testing
 Builder's risk insurance
 Building Commissioning Fees
 Permit Fees
 Owner Relocation / Move
 Technology

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BOND ANALYSIS

OPTION 1

Brookings County, South Dakota

Limited Tax General Obligation Certificates of Participation

Annual Property Tax Impact Summary Estimates

Levy Assumptions	
Par Amount	\$ 7,370,000.00
Term (in years):	20.00
Estimated bond yield	2.910%
Average Annual Debt Service	\$ 526,528.95
Taxable Value 2016 pay 2017	\$ 2,951,436,393.00
Tax Rate / \$1,000	\$ 0.17840

Estimated Annual Property Tax Impact					
	Monthly	Annual		Monthly	Annual
<u>Taxable Value</u>	<u>Cost</u>	<u>Cost</u>	<u>Taxable Value</u>	<u>Cost</u>	<u>Cost</u>
\$ 1,000.00	\$ 0.01	\$ 0.18	\$ 200,000.00	\$ 2.97	\$ 35.68
10,000.00	0.15	1.78	250,000.00	3.72	44.60
20,000.00	0.30	3.57	300,000.00	4.46	53.52
25,000.00	0.37	4.46	350,000.00	5.20	62.44
30,000.00	0.45	5.35	400,000.00	5.95	71.36
40,000.00	0.59	7.14	450,000.00	6.69	80.28
50,000.00	0.74	8.92	500,000.00	7.43	89.20
60,000.00	0.89	10.70	550,000.00	8.18	98.12
70,000.00	1.04	12.49	600,000.00	8.92	107.04
75,000.00	1.12	13.38	650,000.00	9.66	115.96
80,000.00	1.19	14.27	700,000.00	10.41	124.88
90,000.00	1.34	16.06	750,000.00	11.15	133.80
100,000.00	1.49	17.84	800,000.00	11.89	142.72

Brookings County Detention Center Study

SCHEDULE

Brookings County Detention Center Proposed Project Schedule February 7, 2017												
Task Name	Start	Finish	2017	2018	2019	2020						
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Brookings County Detention Center Project												
Study Phase	Tue 11/22/11	Tue 11/22/11										
Brookings County Commissioners Meeting	Tue 2/7/17	Tue 2/7/17	◆ 2/7									
Proposed Public Meeting Date (6:00 PM)	Thu 3/2/17	Thu 3/2/17	◆ 3/2									
Brookings County Commission Takes Action	Tue 3/7/17	Tue 3/7/17	◆ 3/7									
Project Approved to Proceed	Tue 4/18/17	Tue 4/18/17	◆ 4/18									
Detention Center Remodeling and Addition Project												
Design & Document Phases	Wed 4/19/17	Tue 2/6/18										
Bidding & Award for Phase 1	Mon 7/10/17	Tue 8/15/17										
Present Bids of Phase 1 to County Commissioners for Award Approval	Tue 8/15/17	Tue 8/15/17										
Construction for Phase 1	Mon 8/21/17	Fri 2/23/18										
County Review Final Documents & Approval to Issue for Bids	Wed 2/7/18	Tue 2/27/18										
Bidding & Award Phase	Wed 2/28/18	Tue 4/17/18										
Present Bids to County Commissioners for Award Approval	Tue 4/17/18	Tue 4/17/18										
Construction Phase	Mon 4/23/18	Fri 3/6/20										
County Move into Completed Facility	Mon 3/16/20	Mon 3/16/20										◆ 3/16

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